

REFER TO SCHEDULE B3 - WILDLIFE CORRIDOR PLAN
FOR QUINTE'S ISLE CAMPAK

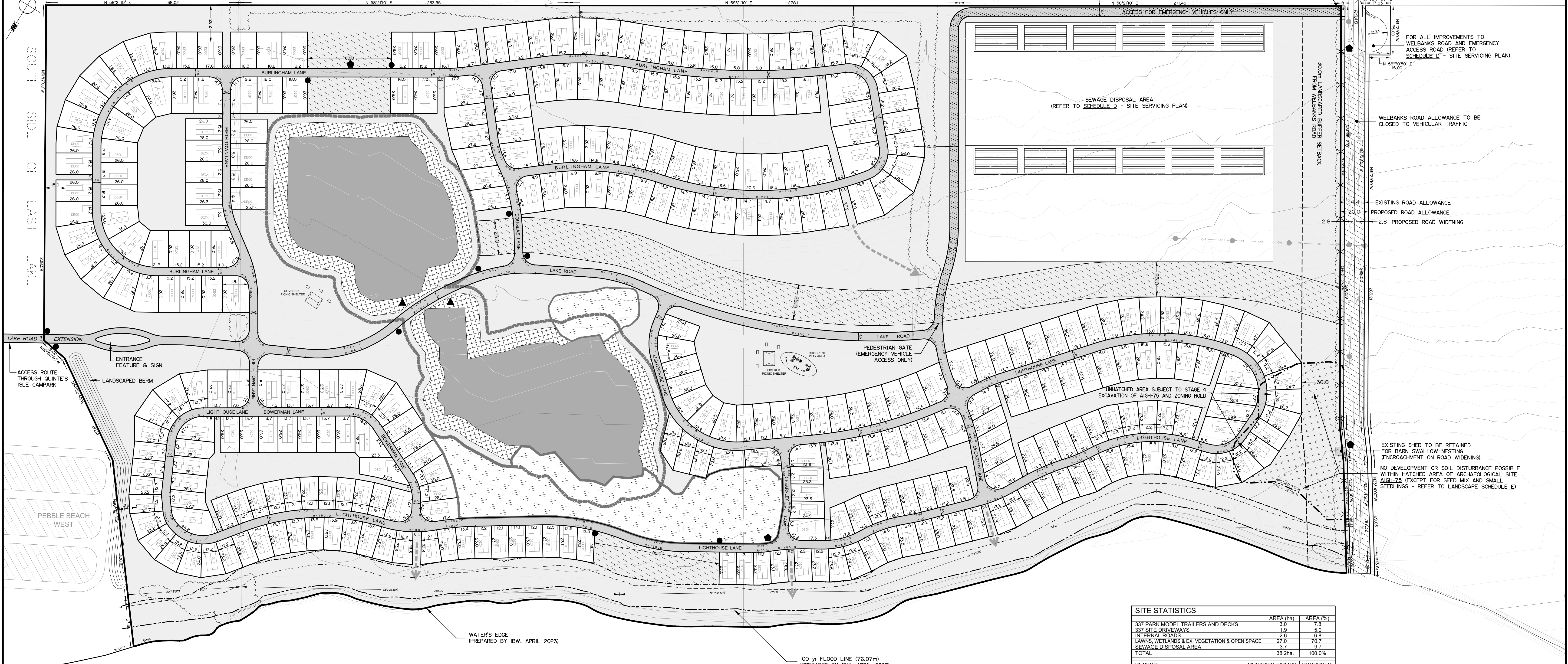
CONCESSION 2, SOUTH SIDE OF EAST LAKE

LOT 21

LOT 20

LOT 19

LOT 18



FOR ALL IMPROVEMENTS TO WELBANKS ROAD AND EMERGENCY ACCESS ROAD (REFER TO SCHEDULE D - SITE SERVICING PLAN)

WELBANKS ROAD ALLOWANCE TO BE CLOSED TO VEHICULAR TRAFFIC

EXISTING ROAD ALLOWANCE
PROPOSED ROAD ALLOWANCE
2.8 PROPOSED ROAD WIDENING

EXISTING SHED TO BE RETAINED FOR BARN SWALLOW NESTING (ENCROACHMENT ON ROAD WIDENING)

NO DEVELOPMENT OR SOIL DISTURBANCE POSSIBLE WITHIN HATCHED AREA OF ARCHAEOLOGICAL SITE ALIGHTS (EXCEPT FOR SEED MIX AND SMALL SEEDLINGS - REFER TO LANDSCAPE SCHEDULE E)

SITE STATISTICS		
337 PARK MODEL TRAILERS AND DECKS	AREA (ha)	AREA (%)
337 SITE DRIVeways	3.0	7.8
INTERNAL ROADS	1.9	5.0
LAWNS, WETLANDS & EX. VEGETATION & OPEN SPACE	2.6	6.8
SEWAGE DISPOSAL AREA	27.0	70.7
TOTAL	37.4	99.3
DENSITY		
MAXIMUM DENSITY OF RECREATIONAL TRAILER PARK SITES/ha	30 TRAILER SITES/ha	9 TRAILER SITES/ha
MINIMUM WATER FRONTAGE PER TRAILER SITE	1.5m WF PER TRAILER	2.7m WF PER TRAILER
MAXIMUM PARKETTE DISTANCE FROM ANY TRAILER SITE	150.0m	15.0m
MINIMUM SEPARATION DISTANCE BETWEEN TRAILERS	4.0m	4.8m
MINIMUM SETBACK FROM EP ZONE: 15.0m		
MINIMUM SETBACK FROM LAKE ONTARIO: 30.0m		

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EXISTING FEATURES
DRAWING CREATED USING DATA FROM BEACON ENVIRONMENTAL, PRINCE EDWARD COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE AND IAN B. WALLACE ONTARIO LAND SURVEYOR LTD., TOPOGRAPHY AND CONTOURS PROVIDED BY GREER GALLOWAY GROUP INC., ENGINEERS AND PLANNERS.

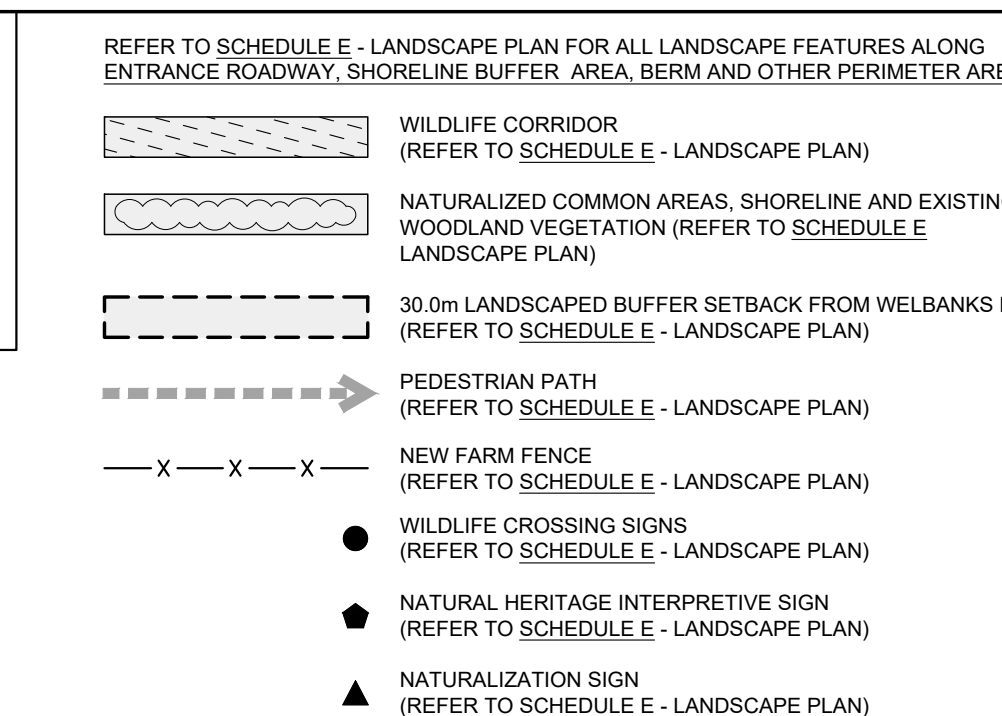
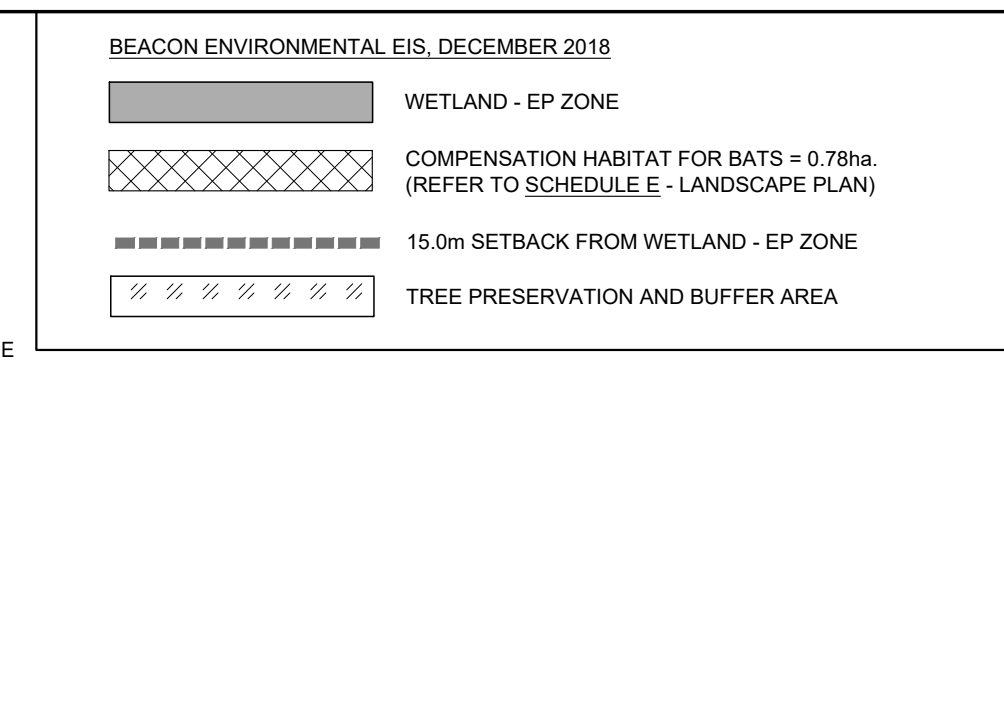
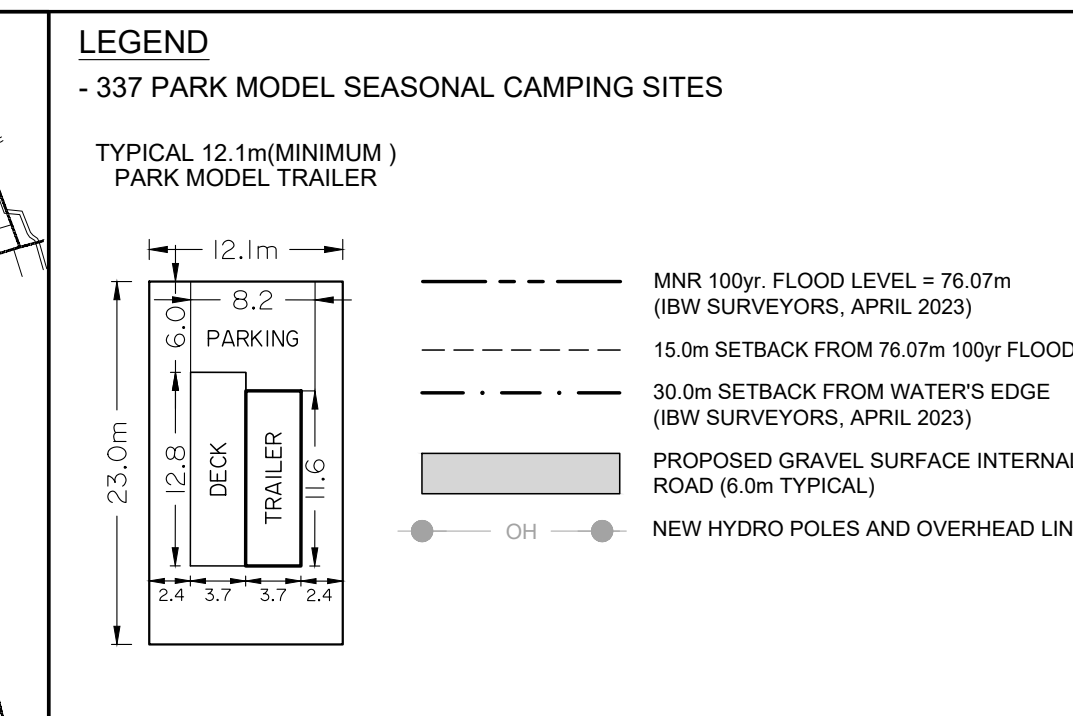
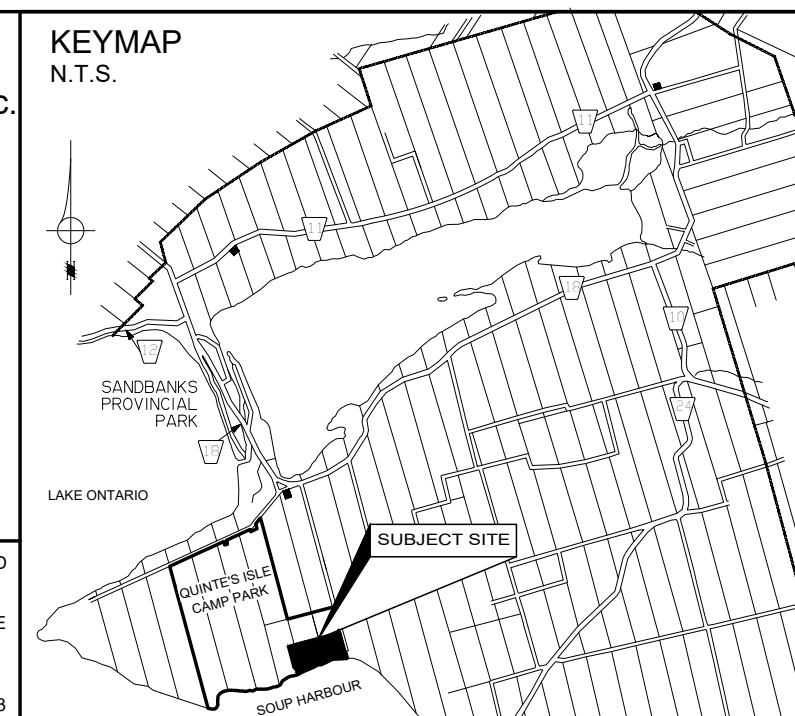
SITE PLAN - SCHEDULE 'B1'
PEBBLE BEACH EAST - FOURWARD HOLDINGS Inc.
558 WELBANKS ROAD
PART OF LOT 21
CONCESSION 1, SOUTH SIDE OF EAST LAKE
PART OF LOTS 18, 19 & 20
CONCESSION 2, SOUTH SIDE OF EAST LAKE
TOWNSHIP OF ATHOL,
MUNICIPALITY OF THE
COUNTY OF PRINCE EDWARD

SCALE = 1:1250 METRIC

METRIC NOTE: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE: DRAWING CREATED USING DATA FROM MINISTRY OF NATURAL RESOURCES, PRINCE EDWARD COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE AND THE GREER GALLOWAY GROUP INC. ENGINEERS AND PLANNERS.

PROPERTY BOUNDARY, INCLUDING LIMIT OF LAKE ONTARIO, PREPARED BY IBW, APRIL 2023



ZONING BYLAW 1816-2006: "TPC-13" ZONE - BYLAW 87-2021

REQUIREMENTS FOR TRAVEL TRAILER, TENT AND RECREATIONAL VEHICLE PARK

REQUIRED	AS SHOWN
- MINIMUM LOT AREA	4.0ha - 36.2ha
- MINIMUM FRONTAGE	100.0m - 224.2m
- MINIMUM FRONT YARD (SETBACK FROM WELBANKS ROAD)	30.0m - 30.0m
- MINIMUM EXTERIOR SIDE YARD	6.0m - NA
- MINIMUM INTERIOR SIDE YARD	6.0m - 16.0m
- MINIMUM REAR YARD	7.5m - 13.0m
- MAXIMUM LOT COVERAGE (ALL BUILDINGS AND STRUCTURES INCLUDING TRAVEL TRAILERS, TENTS AND RECREATIONAL VEHICLES)	25.0%
- MINIMUM LANDSCAPED OPEN SPACE	40.0%
- NO TRAVEL TRAILER, TENT OR RECREATIONAL VEHICLE PARK SHALL BE ESTABLISHED CLOSER THAN 122m (400ft) TO ANY EX. RESIDENTIAL ZONE OR A RESIDENTIAL USE ON AN ADJACENT LOT	122.0m - 190.0m

REQUIREMENTS FOR A TRAILER OR RECREATIONAL VEHICLE SITE - TPC-12' ZONE

REQUIRED	AS SHOWN
- MINIMUM SITE AREA	280.0m ² - 280.0m ²
- MINIMUM SITE FRONTAGE	12.1m - 12.1m
- MINIMUM SETBACK FROM INTERNAL ROADS	6.0m - 6.0m
- MAXIMUM SITE COVERAGE	40.0%
- MINIMUM LANDSCAPED OPEN SPACE	40.0%
- MAXIMUM TRAVEL TRAILER OR RECREATIONAL VEHICLE HEIGHT	5.0m - 5.0m
- MAXIMUM NUMBER OF TRAVEL TRAILER OR RECREATIONAL VEHICLES PER SITE	1 - 1
- MINIMUM NUMBER OF PARKING SPACES PER SITE	2 - 2

1 SITE PLAN SUBMISSION TO PRINCE EDWARD COUNTY

DATE: MAY 14, 2024

SCALE: 1:1250

JOB NO: 337-B1

211 Dundas Street East, Suite 202, Belleville, Ontario, K8N 1E2